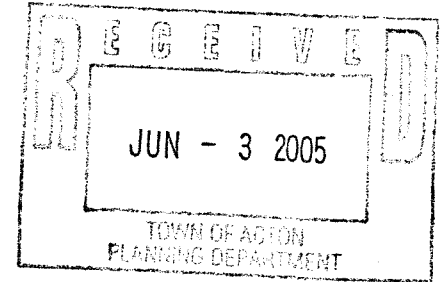


Somerset Hills Limited Partnership
88 Waverley Street
Framingham, MA 01702



June 3, 2005

Board of Selectmen
Town of Acton
472 Main Street
Acton, Massachusetts 01720

Re: Proposed Condominium Conversion
10-16 Wampus Avenue, Acton, MA

Dear Members of the Board :

Thank you for considering the enclosed application for a permit to convert the existing residential apartments at 10-16 Wampus Avenue to the "Somerset Hills Condominium."

As you know, Chapter 548 of the Acts of 1987 (the "Act") requires the Board of Selectmen to issue a permit whenever an owner of any housing accommodation intends to remove it from rental housing use. The Act also requires that the owner provide certain notices, rights and benefits to existing tenants of the rental housing. The Town of Acton has adopted regulations implementing the Act (the "Regulations") that set forth in detail the procedures by which a permit is to be granted.

We have previously discussed this proposal with Garry Rhodes, the Town Building Commissioner; Roland Bartl, the Town Planner; and with various persons representing housing groups in the Town. We believe this project has the support of all of those persons.

The enclosed application includes all of the information required by the Regulations to be submitted to you, including a copy of the proposed master deed and a copy of the notice that was sent to all current tenants of the buildings. Because the timing and terms of the sale of each unit have not yet been determined, we did not include purchase contracts with the tenant notices. We will, of course, send purchase contracts to each tenant in a timely manner before units are sold, according to the terms of the permit we now are asking this Board to issue.

Thank you for your consideration of this matter.

Very truly yours,

George Morrill

Enclosure

George Morrill
Vice President

WELLESLEY
CAPITAL



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